



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Stephen Rodriguez, Planning Department Case Manager
Date: September 21, 2017
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1279-41 The Shoppes at Fitzsimons – Sign Variance
Case Number: 2005-6030-05
Applicant's name: Yesco LLC
Site location: Southeast Corner of E Colfax Avenue and S Potomac Street
Processing start date: **September 18, 2017**

Application Summary:

The applicant is requesting approval of a Sign Variance for an additional 35 square-foot multi-tenant LED (Light-Emitting Diode) wall sign.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: 1235398

On the above noted website there is a Comments Tab where you may enter your comments and or concerns.

Comments and or concerns should be made no later than Friday, October 6, 2017. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7186 or via e-mail at srodrigu@auroragov.org.

I look forward to hearing from you!

**Planning and Zoning Commission
Sign Waiver Criteria
Section 146-1607(B)(1 and 2a, b and c)**

- (B) Planning and Zoning Commission Waivers.** The planning and zoning commission may grant waivers at a public hearing from sign code requirements beyond the jurisdiction of administrative waivers upon compliance with either of the following criteria:
- 1. The planning and zoning commission finds that the requirements impose an unreasonable hardship on the applicant given the characteristics of the subject site; or**
 - 2. The requested waiver achieves a superior quality of design by demonstrating:**
 - a. The size and set back of the proposed sign is compatible with the development size and scale of the immediate area;**
 - b. The scale of the proposed waiver is compatible with the scale of the sign environment of the surrounding area; and,**
 - c. The sign colors, material, design, and illumination are compatible with the existing or proposed development.**

NOT REGISTERED HILLCREST VILLAGE	3	KURT PATTON HOFFMAN/JEWELL HEIGHT NEIGH ASSOC 1265 SCRANTON STREET AURORA CO 80011	6	RICK BARELA CHAMBERS HEIGHTS NEIGHBORHOOD ASSOC 1057 GRANBY ST AURORA CO 80011	23
SUZY CRESS MORRIS HEIGHTS IMPROVEMENT ASSOC 3175 VAUGHN ST AURORA CO 80011	26	DIANE BRAKE SABLE ALTURA CHAMBERS NBHD 3090 S. DAHLIA ST. DENVER, CO 80222-7331	56	DUANE SENN LAREDO/HIGHLINE 16732 E 8TH AVE AURORA CO 80011	67
NOT REGISTERED THE MEADOWS	90	JESSICA MASON SUMMERFIELD VILLAS HOA 1332 SABLE BLVD AURORA CO 80011	105	JACKYE HOLMES LYN KNOLL 200 POTOMAC L-204 AURORA CO 80011	155
NOT REGISTERED VERONICA ACRES HOA	201	NOT REGISTERED LADY NELSON TOWNHOMES ASSOCIATION	398	MIKE JOHNSON I-225 TRADE CENTER CONDO ASSN INC 700 BILLINGS ST UNIT M AURORA CO 80011	409
BETH WAGONER COTTAGE GROVE HOMEOWNERS ASSOC 1224 WADSWORTH BLVD LAKEWOOD CO 80214	411	LUZ GALICIA DENVER MEADOWS -VECINOS UNIDOS 2075 N POTOMAC ST LOT 88 AURORA CO 80011	415		